

PLAN OF ACTION

TJM ENTERPRISES-2790 Twin city Drive

The facility at 2790 Twin City Drive was a commercial office building. The new owner wishes to convert the building to Commercial Storage. The building contains 6000 SF of area. The conversion will create 8 Bays for rental purposes. It is proposed that the commercial storage shall be household goods within the building and boat, vehicle, and RV's will be stored on the external parking lot. The lot is to be striped to facilitate a parking space that is 50 ft long and 10 ft wide. There will be 16 surface storage spaces. There will also be provided one handicap vehicle parking space as well as one customer space to be located in the Northwest Corner of the surface lot.

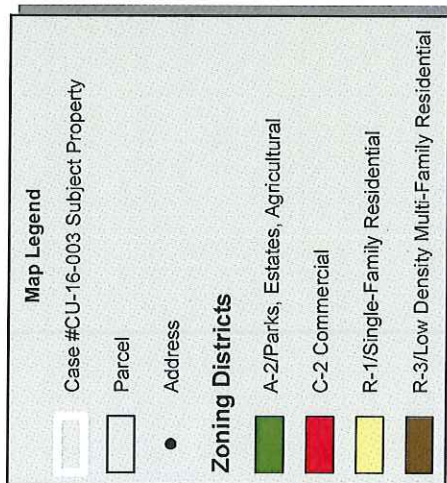
The hours of operation will be from 6:00 am until 8:30 pm, twenty-four/seven (24/7). Each renter will be provided with their own secure heated bay, containing an overhead door with an electric opener. It is expected to have one employee to oversee the operation of the facility. Access will be provided thru an electrically operated gate, installed in the east fence, with each client having their own code for gate operation. Security shall be maintained thru fencing of the entire perimeter of the property. The fence along the north ROW line shall be a wooden privacy fence as this boundary has Residential property adjacent to the site. The fence along the south ROW is an existing wooden privacy fence. The existing fence along the west boundary is a 72" chain link fence as will be the new fence to be constructed along the east boundary.

It is expected that customers will be using the facility, once or twice per month. There is existing security lighting installed on the roof of the building and directed toward the south. In addition to the security lighting, there is soffit lighting installed over each overhead door to each bay. Signage shall be installed on the security gate. Signage shall comply with the current ordinances of the City of Council Bluffs, Iowa.

This completes the "Plan of Action" required for the Conditional Use Permit.

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CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT ZONING/LOCATION MAP CASE #CU-16-003



2013 Aerial Photograph



Note: Subject property highlighted in white.

Last Amended: 01/21/16

DISCLAIMER
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